

## PART 5. CONDITIONAL USE AND MAJOR IMPACT REVIEW

### Sec. 3.5.1 Purpose

unchanged

### Sec. 3.5.2 Applicability

#### (a) Conditional Use Review:

unchanged

#### (b) Major Impact Review:

In addition, Major Impact Review shall be required for the approval of all development involving:

	<u>Zoning Districts</u>			
	<u>Downtown Mixed Use, Institutional Core Campus</u>	<u>Neighborhood Mixed Use, Institutional, Enterprise, Residential – High Density</u>	<u>Residential- Medium Density, Residential- Low Density</u>	<u>RCO-A, RCO-C, RCO-RG</u>
<b>Dwelling Units</b>	<u>NA</u>	<u>Creation of twenty-five (25) or more dwelling units</u>	<u>Creation of <del>five</del> <del>ten</del> (10<del>5</del>) or more dwelling units—or—the creation through adaptive reuse, substantial rehabilitation or conversion of ten (10) or more dwelling units;</u>	<u>NA</u>
<b>Land Subdivision</b>	<u>NA</u>	<u>NA</u>	<u>Creation of <del>five</del> <del>ten</del> (10<del>5</del>) or more lots;</u>	<u>NA</u>
<b>Non-residential or Mixed Use Development</b>	<u>NA</u>	<u>A development footprint<sup>1</sup> of twenty thousand (20,000) s.f. or more, or the</u>	<u>A development footprint<sup>1</sup> of eight thousand (8,000) s.f. or more, or the</u>	<u>Creation of five thousand (5,000) s.f. or more of gross floor area<sup>2</sup></u>

**Commented [SG1]:** Make it 10 to be consistent with creation of new dwelling units.

**Commented [DEW2]:** Thresholds must bear some relationship to the types of impact being evaluated and the context of the proposed location

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		creation of forty thousand (40,000) s.f. or more of gross floor area.	construction or substantial rehabilitation of reation of fifteen thousand (15,000) s.f. or more of gross floor area of non-residential developmen.	
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<sup>1</sup> Development Footprint: total area of impervious coverage – buildings and parking.

<sup>2</sup> Farm structures are exempt per 10 VSA 6001.

<b>Land disturbance</b>			one acre or more;	
<b>Site improvements involving</b>			fifty (50) or more parking spaces;	
<b>Natural Areas</b>	Site improvements and land development on parcels that contain designated wetlands as regulated pursuant to Article 4, or natural areas of state or local significance as identified in the municipal development plan;			
<b>Brownfields</b>	Site improvements and land development on parcels seeking a waiver under Article 5, Part 4, Sec. 5.4.9 — Brownfields; or			
<b>Cumulative Impact:</b>			Multiple projects by the same applicant or responsible party within any consecutive twelve (12) month period on the same property or on a property within 1000 feet of the subject property that in the aggregate equal or exceed the above criteria.	

**Commented [DEW3]:** inherent to other development triggers and not by itself a major impact

**Commented [DEW4]:** inherent to non-residential development triggers and not by itself a major impact

**Commented [DEW5]:** development in these areas is not necessarily major. addressed in other development triggers if it is

**Commented [DEW6]:** development in these areas is not necessarily major. addressed in other development triggers if it is

**Commented [DEW7]:** addressed in other development triggers

Major Impact Review shall not be applicable in the Downtown Mixed Use Districts and the Institutional Core Campuses